



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

8/2/2007

GREYHOUND RANCH ADOPTIONS
RICHARD ORNSTEIN 1813 CROWLEY CIRCLE
LONGWOOD, FL 32779-

Re: Project No. 2007060011, Application No. 969, STAFF COMMENTS LETTER AND DRAFT STAFF REPORT FOR AUGUST 9, 2007 DRS MEETING

Description: GREYHOUND RANCH ADOPTIONS
CONDITIONAL USE PERMIT FOR A FACILITY FOR GREYHOUND ADOPTIONS

Dear GREYHOUND RANCH ADOPTIONS:

Your Conditional Use Permit application has been reviewed by the Development Review Staff. The review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

1. Submit fifteen (15) legible, signed and sealed sets of plans (19 sets if within Clermont JPA),
 - Revised sheets shall have revision dates in the title block,
 - Plan revisions must be either circled or their location indicated in the written response letter,
2. Provide a written response to all comments,
3. All plans shall provide a space seven (7) inches by seven (7) inches on the front page of each set of submittals to be used for the County approval stamp,
4. Plan revisions submitted thirty (30) days after the DRS meeting will require a \$100 Plan Revision fee,
5. When all requested information has been received, it will be circulated to the DRS staff for review.

The Development Review Staff will then review revised plans and the engineer's responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,


Development Review

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

ELAINE RENICK
District 2

DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

**PLANNING & COMMUNITY DESIGN - Stacy Allen, Senior Planner (352) 343-9739
x5574 and Grant Wenrick, Landscape Architect (352) 343-9739 x5832
Rejection Comments**

Item:

Remarks:

Informational Comments

Item: APPLICATION IS SUFFICIENT

Remarks: 08-01-07 / 1st Review / Stacy Allen

This comment is for informational purposes only. These comments will apply to the Site Plan review and approval process. They do not affect the CUP request.

In addition to the Site Plan requirements of LDR Section 14.09.00, the Site Plan must include the following according to Comprehensive Plan Policy 1-20.5, SUBMITTAL REQUIREMENTS FOR DEVELOPMENT PERMITS WITHIN THE WEKIVA RIVER PROTECTION AREA.

The following information shall be submitted in narrative or graphic form, or both, as appropriate, as part of the application for a development permit within the Wekiva River Protection Area. The information is supplemental to any other submittal requirements contained in the Lake County Code.

1. General Information:
 - A. Legal Description and Location Map.
 - B. Property survey showing the location of Wekiva River Hydrologic Basin Protection Zones.
 - C. Soil Classifications.
 - D. Surface and groundwater hydrology.
2. Wetlands and Uplands:
 - A. Type and percent of biological communities existing on site and described using the Florida Land Use and Cover Classification System (FLUCCS).
 - B. A typical vegetative inventory of the following:
 1. Overstory or canopy (trees).
 2. Understory or sub-canopy (shrubs, small trees).
 - C. A typical animal/wildlife inventory using methodology of the Florida Game and Fresh Water Fish Commission.
 1. Mammals
 2. Birds
 3. Reptiles

4. Fish
 - D. Pre and post-development acreage / percent of wetlands and uplands.
 - E. Monitoring programs (ongoing) for wetland and upland systems.
 - F. Borrow and fill requirements.
3. Wildlife Corridors (U.S. Fish and Wildlife Criteria):
 - A. Pre and post-development acreage of corridors.
 - B. Impact of development on corridors.
 - C. Proposed management, monitoring and maintenance measures for protection of corridors.
4. Designated Wildlife and Vegetation:
 - A. List designated wildlife as specified in Chapter 39, Sections 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code.
 - B. List vegetation specified in Section 81.185 (5) (a), (b), Florida Statutes.
 - C. Pre and post-development acreage of designated vegetation and wildlife.
 - D. Plan for protection of designated plant and animal species.
5. Buffers:
 - A. Building setbacks from:
 1. Wetlands
 2. Uplands
 3. Wildlife corridor
 4. Publicly owned conservation / preservation lands
 5. Wekiva River or other surface water bodies
 - B. Acreage of Buffers
 - C. Types of buffers, i.e.; vegetative (trees, shrub, or combination), masonry, fence, berms, etc.
 - D. Use within buffers (i.e.; parks, recreational boardwalks, nature trails, bike paths, non-use, etc.)
 - E. Percent/Acreage of property dedicated to County for conservation easements or deeded to County for public purpose.
6. Water Resource Management:

Complete statement and calculations of the following:

 - A. Water quality and quantity for both pre and post-development.
 1. hydrological evaluation of development
 2. plans for conservation of potable water such as reuse of waste water (treated effluent and/or grey water including use of natural vegetation to reduce irrigation needs)
 3. recharge and discharge areas/recharge mechanisms
 4. potential contamination and abatement procedures
 5. use of underdrains/side drains
 6. degree of salt water encroachment in the Floridan Aquifer
7. Air Quality:

A. Emission Sources

1. Residential (fireplaces, type of heat-oil, gas, heat pump)

B. Monitoring Plans/Mechanisms

8. Storm and Waste Water Management:

A. Stormwater

1. Calculations
2. Retention/detention design
 - a. Type of system (wet, dry, on-line, off-line, etc.)
 - b. Pond/Swale
 - (1) volume
 - (2) elevations
 - (3) overflow mechanisms
 - (4) flood elevations
 - (5) discharge point (internal, to tributary, to Wekiva River)
 - c. Culvert, pipe, channel hydraulics
 - d. Soil borings
 - e. Energy dissipation/erosion and sediment control measures.
 - (1) Grading/drainage plan
 - (a) Materials Used (pervious / impervious)
 - (b) Percent pervious/impervious surface
 - (2) Monitoring plans/mechanisms

B. Wastewater

1. Collection
 - a. Pump stations
 - (1) wet well water level control elevations
 - (2) emergency pump connection
 - (3) backup pump (at least two pumps total in pump station)
 - (4) elevation above 100-year flood elevation
 - b. Gravity lines
 - (1) slopes
 - (2) clearance from water lines
2. Treatment System
 - a. Type (septic-conventional / nonconventional, on-site-low pressure, etc., package plant on-site / off-site, regional plant-on-site / off-site)
 - b. Siting
 - (1) relation to 100-year flood elevation
 - (2) adjacent property
 - c. Plant
 - (1) general process
 - (2) bypass
 - (3) Hydraulic profile
 - (4) Flow diagram
3. Effluent disposal method
 - a. sprayfield
 - b. perc pond

- c. reuse
 - d. wetland
 - (1) Location of disposal area
 - (2) Analysis
 - (a) soil report
 - (I) soil type
 - (ii) groundwater depth
 - (iii) K factor
 - (iv) confining layers
 - (b) impact on groundwater quality / quantity
4. Design
- a. application
 - b. load/rest schedule
 - c. pond on steep slope
 - (1) dam design for berms; seepage prevention
 - (2) rip rap for influent flow
 - d. pond bottom compared to soil profile
 - e. overflow
 - f. elevations
 - g. buffers
 - h. nearby potable wells
5. Monitoring wells
- a. background - upstream
 - b. compliance - downstream
9. Potable Water System:
- A. Type (individual wells, package plant, regional plant)
 - B. Location (on-site, off-site)
 - C. Withdrawal rate / consumptive use
 - D. Treatment Methods
 - E. Impact on aquifer

Review Status: COMPLETE

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788

Rejection Comments

Item:

Remarks:

Informational Comments

Item: REVIEW IS COMPLETE.

Remarks: Additional information regarding Fire Protection will be required during Site Plan Review if the CUP is approved. BDH

Review Status: COMPLETE

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130

Rejection Comments

Item:

Remarks:

Informational Comments

Item: REZONING / CUP ONLY

Remarks: 05/23/07 - No objection to rezoning. Letters of non-availability will need to be provided for central water and sewer at time of preliminary and site plan submittal as well as a non-objection letter from DEP stating they have no objection to the DOH issuing a permit for a septic system to treat domestic wastewater only. In addition, the following will need to be addressed:

- * Provide a non-objection letter from DEP in order to obtain a septic system permit (for domestic wastewater only) through the DOH.
- * The two properties shown may need to be joined before a septic system permit can be issued through the DOH.
- * Waste from kennels/runs will need to be treated by a DEP-designed wastewater system.
- * If plans are to keep the existing septic systems, an existing system evaluation and permit will be required.
- * The existing well or new well will require either a limited-use permit through the DOH or a consumptive-use permit through SJRWMD depending on the estimated/proposed use.

-MJB-

Review Status: COMPLETE

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776

Rejection Comments

Item:

Remarks:

Informational Comments

Item: REVIEW IS COMPLETE - ITEMS SUBMITTED ARE SUFFICIENT.

Remarks: 07/20/2007 SC

Environmental Compliance and Enforcement staff has review the information submitted for CUP rezoning and does not have any comments. Environmental assessment will be required once rezoning is approved and site goes through the development review process.

Review Status: COMPLETE



CITY OF MOUNT DORA

Public Works & Utilities

1250 North Highland Street
Mount Dora, FL 32757

(352) 735-7151

Fax: (352) 735-1539

Email: publicworks@cityofmounddora.com

June 22, 2007

Reference: General Water / Sewer Availability Inquiry for: 25429 Shetland Trail, Sorrento, FL

To Whom It May Concern:

This letter is written to confirm that the aforementioned site is not within the City of Mount Dora's utility service area for water and sewer. Water service is not available, and sanitary sewer is not available to the site as defined by the City's Land Development Code 6.4.1 and 6.4.3. The City's provision of service is subject to:

1. The City's review of the proposed project for conformance to the City Land Development Code and City Ordinances, including but not limited to, the owner/developer's construction or extension of on-site and off-site utility system improvements as necessary, to provide service to the site.
2. The owner/ developer's execution of all necessary development agreements including annexation or a covenant to annex, if required.
3. The owner/ developer preparing and securing all necessary permits.
4. The owner/ developer's payment of all appropriate connection and impact fees

Please be advised the release of this document does **not** constitute the reservation of water capacity or a commitment to serve. Additionally, and regardless of availability, the construction and dedication of dry lines may be required in accordance with the City's Land Development Code. Should you have any questions, please feel free to contact the Public Services Division at (352) 735-7151 or via email at lahrp@ci.mount-dora.fl.us.

Paul Lahr
City Engineer

CC: Gary Hammond, Public Works & Utilities Director
Mark Reggentin- Planning and Development Director
Development File: General Water / Sewer Availability Inquiries



Lake County, Florida

Department of
Growth Management
Planning & Development Services

1 of 2

Date: 07.25.07To: Chin Khor, PE.• Return To: Stacy Allen

Date Returned: _____

Time Returned: _____

Subject: Development Order - Utility Service Area

• FAX: (352) 343-9595

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Section 6.12.00 of the Land Development Regulations, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has a **Public Hearing** pending for the issuance of a **Development Order** from Lake County. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized. Thank you.

Please acknowledge the availability to serve the following property with central utility systems and return this form as directed above via FAX to (352) 343-9595.

Legal Description: Section 20 Township 19S Range 28E Alternate Key # 3777415 and 1597412

Subdivision _____ Lot _____ Block _____ additional map attached

Central Sewage No within 1,000 feet of the above described property.
(IS OR IS NOT)

Central Water No within 300 feet of the above described property.
(IS OR IS NOT)

The City of East's will provide service to this property for:

Central Sewage: Yes _____ No ✓
Central Water: Yes _____ No ✓

Wellfield Protection:

To protect the principal source of water in Lake County, per Section 6.03.00 of the Land Development Regulations, the area within a 1,000-foot radius shall be considered a wellhead protection area.

This property is _____ / is not ✓ within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official, Signature [Signature] Date 7-25-07

City Official, Title Sr. Dir. of Public Services